



PLANNING & ZONING COMMISSION

TO: City of Peoria Planning & Zoning Commission

FROM: Development Review Board (prepared by Josh Naven)

DATE: April 7, 2022

CASE NO: PZ 776-2022

REQUEST: Hold a Public Hearing and forward a recommendation to City Council on the request of Seth and Ty Silzer to obtain a Special Use in a Class R-3 (Single-Family Residential) District for a Short Term Rental, for the property located at 5620 N Western Ave (Parcel Identification No. 14-17-353-009), Peoria, IL (Council District 4)

SUMMARY OF PROPOSAL & REQUESTED WAIVERS

The applicant is requesting to obtain a Special Use for a short term rental at 5620 N Western Avenue in an existing single family residence with five bedrooms. The intended use is to rent the dwelling to a maximum of 10 overnight guests (6 adults) for a period less than 30 consecutive days. Such use is considered a short term rental and requires special use approval.

The proposal is further described as follows:

| Development Item | Applicant Proposal | Applicant Waiver Request & Justification | DRB Comment |
|---|--|--|--|
| Use | Single family residential short term rental. The dwelling unit has five bedrooms (three upstairs and two in the basement). | None | Additional dwelling units cannot be added to the structure. The use and property must comply with the Code of the City of Peoria or codes adopted by reference. This includes, but is not limited to property maintenance, building and fire, public nuisance, noise, and alcoholic beverages. |
| Building & Life Safety | Maximum of 10 overnight guests (6 adults) for the short term rental. | N/A | The use may not exceed the 2018 IRC Residential Group R-3 occupancy of ten persons. Condition to install fire extinguishers, interconnected smoke alarms, and carbon monoxide detectors. |
| Parking | Parking is available in the existing garage and on the street. | None | None |
| Neighborhood 3% Cap on the Number of Special Use Short Term Rentals | The property is not in a Neighborhood Association. | None | If approved, this would be the second special use Short Term Rental in this general area. The 3% cap allows up to 12 special use Short Term Rentals within the .25 mile radius. |
| License | Obtain yearly Short Term Rental License and remit the Room Rental Use or Privilege tax to the City of Peoria. | N/A | Compliance is a condition of maintaining the special use. A special use for a Short Term Rental is only valid for the applicant and does not transfer with the property. |

BACKGROUND

Property Characteristics

The subject property is currently developed with a single-story single-family dwelling. The property is in the Class R-3 (Single-Family Residential) District. Surrounding zoning is Class R-3 (Single-Family Residential) in all directions. Surrounding land use is residential.

History

Zoning class has consistently been low density residential.

| Date | Zoning |
|----------------|--------------------------------|
| 1963 - 1990 | R1 (Low-Density Residential) |
| 1990 - Present | R3 (Single-Family Residential) |

DEVELOPMENT REVIEW BOARD ANALYSIS

The DRB examines each application against the appropriate standards found in the Code of the City of Peoria and/or in case law.

| Standard | Standard Met per DRB Review | DRB Condition Request & Justification |
|---|---|---|
| No detriment to public health, safety, or general welfare | Yes | Condition to install fire extinguishers, smoke alarms, carbon monoxide detectors. |
| No injury to other property nor diminishment to property values | Yes | None |
| No impediment to orderly development | Yes | None |
| Provides adequate facilities | Yes | None |
| Ingress/Egress measures designed to minimize traffic congestion | Yes | None |
| If a public use/service, then a public benefit | NA | NA |
| Conforms to all district regulations | Yes | None |
| Comprehensive Plan Critical Success Factors | Reinvest in Neighborhoods | Reinvest in the existing dwelling. |
| City Council Strategic Plan Goals | Attractive Neighborhoods with Character; Safe and Livable | Reinvest in the existing dwelling. |

DEVELOPMENT REVIEW BOARD RECOMMENDATION

The Development Review Board recommends approval of the request for a short term rental with the following conditions:

1. Fire extinguishers shall be installed according to the 2018 International Fire Code Chapter 9, Section 906.
2. Interconnected smoke alarms shall be installed according to the 2018 International Fire Code Chapter 9, Section 907.
3. Carbon monoxide detectors shall be installed according to the 2018 International Fire Code Chapter 9, Section 915.2.1.
4. Additional dwelling units cannot be added to the site.
5. The existing basement bedrooms shall comply with the 2018 International Building & Fire Codes prior to any occupancy. Inspections shall be required to verify compliance.
6. Occupancy of the short term rental shall not exceed the standards set forth in the Building and Fire Code of ten (10) guests. Of the maximum occupancy allowed, no more than six (6) adult guests may stay at the site at any given time.
7. The owner shall obtain and maintain a valid Short Term Rental license from the City of Peoria and the owner shall pay Room Rental Use or Privilege tax to the City of Peoria.

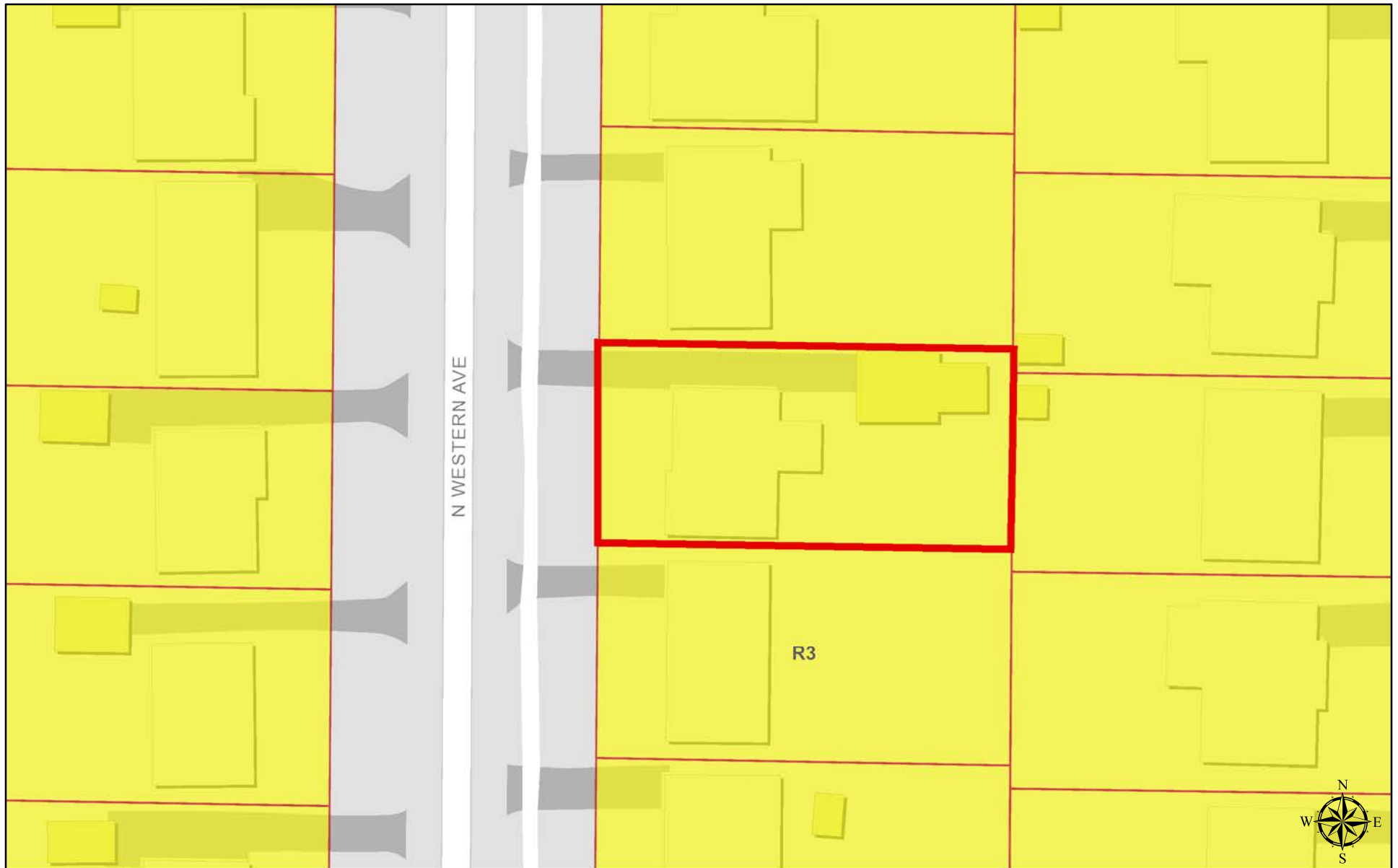
8. An approved Special Use is valid for the Applicant only as identified on the special use application submitted to the Planning & Zoning Commission. An approved Special Use shall become null and void upon any change in ownership of the property which results in the removal of all prior applicants. Such change in ownership of the property will require a new special use application and approval.

NOTE: If a City Code Requirement is not listed as a waiver, then it is a required component of the development. The applicant is responsible for meeting all applicable code requirements through all phases of the development.

ATTACHMENTS

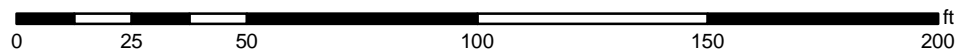
1. Surrounding Zoning
2. Aerial Image
3. Photos – Existing Conditions
4. Use Description
5. Site Plan

Zoning Map



Peoria County, IL
Peoria County, IL, HERE, USGS

1 inch = 42 feet

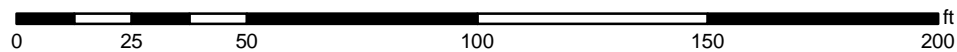


Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Aerial Map



1 inch = 42 feet



Peoria County, IL
County of Peoria, Tri-County Regional Planning
Commission, Pictometry International Corp.
Peoria County, IL, HERE, USGS



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Photos of Site

Street View



Our Bio

We are a small group of former hotel professionals, specializing in Corporate Housing and Business Travel. We do leverage STR Platforms when filling out our calendars, and highly attract Wedding Attendees, Golfers, and (sadly) Funeral Go'ers. We are also Superhosts.

We are only interested in win-win-win-win scenarios:

- Good relationships with neighbors, which we reinforce with proprietary security and vetting methods. We “live” with our neighbors, long after guests are gone.
- Good relationships with local governments, which ultimately results in more Tax Revenue.
- Good relationships with our guests. All of the preceding results in
- Good results for us. We take pride in doing the above, well.

Additionally, parts of our Team consult on Short Term Rentals coast-to-coast.

Our Hosting Profile

Attached is one of our Airbnb Profiles, for examples on the service and treatment we strive to provide guests.

(Names might vary depending on who is “manning the desk” at any given point in time.)



Ty
Illinois, United States

Superhost Verified

My passion is travel and love spaces that reflect life and culture of the region. Spent over a...[read more](#)

152
Reviews

★★★★★
Avg. rating

Kadin
February 2022

The place accommodated our group of 12 very nicely!

5★'s Jacuzzi ★ 5min→ ★ 5 Smart TV's ★ BBQ ★

Kailee
February 2022

Had a wonderful stay with Ty! The place was just as the listing states and the communication was...[read more](#)

5★'s Jacuzzi ★ 5min→ ★ 5 Smart TV's ★ BBQ ★

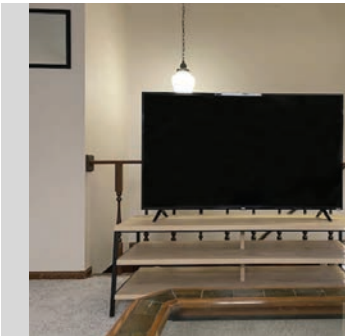
When
Anytime

Guests
1 guest

5 listings



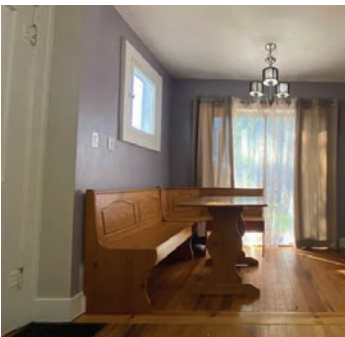
\$154 ⚡ Airport straight shot—cozy and convenient.
★★★★★ 55 reviews



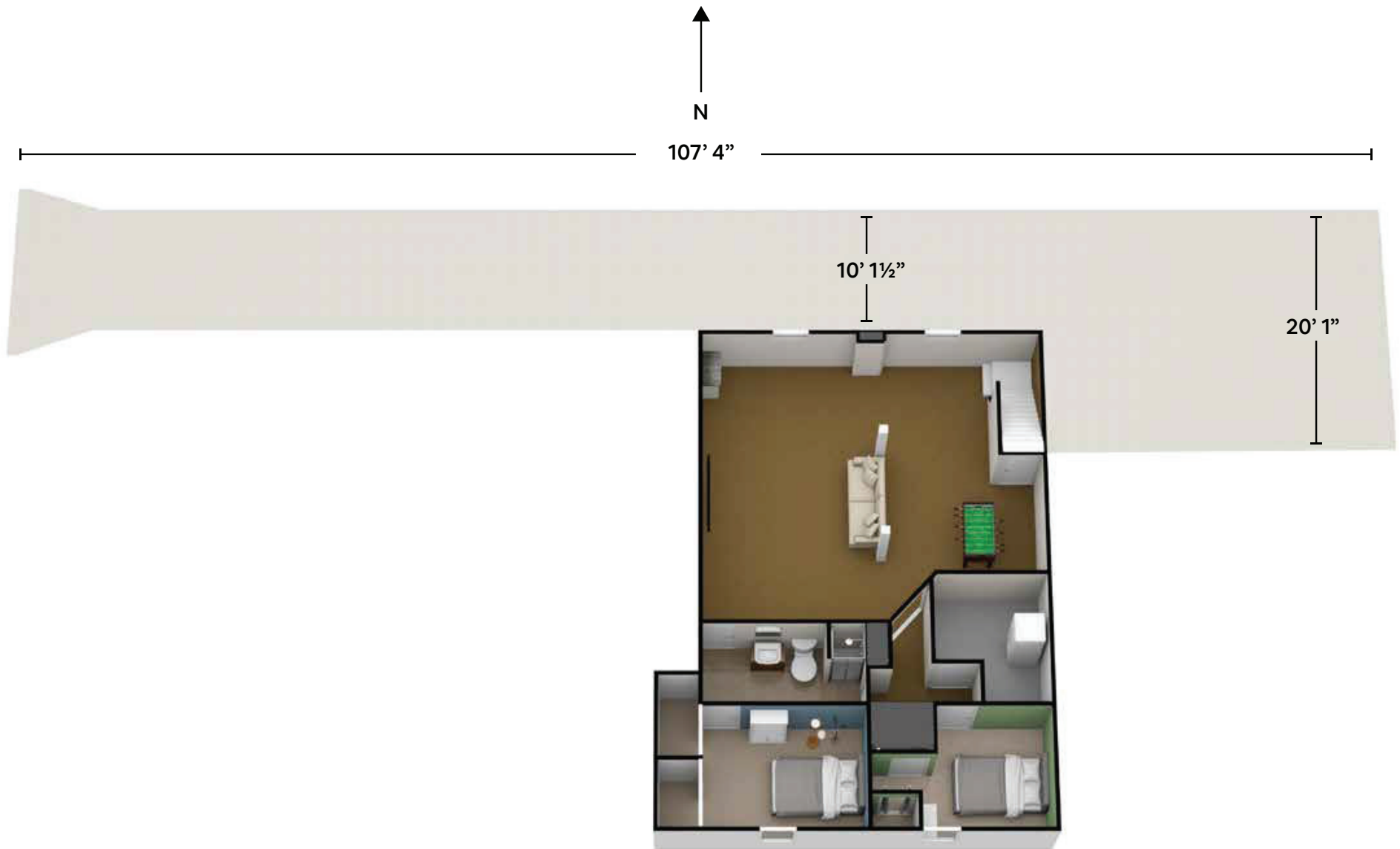
\$161 ⚡ Airport Proximity—close modern.
★★★★★ 30 reviews



\$217 ⚡ 5★'s Jacuzzi ★ 5min→ ★ 5 Smart TV's ★ BBQ ★
★★★★★ 55 reviews



\$899 5 ★ 5min → Downtown/Sh...
TVs ★ Balcony



Site Plan: Driveway/Parking



Site Plan: Extra, Existing Buildings

ormation

2003

60

1417353007

1417353024

Chainlink Fence (Belongs to North Neighbor)

Existing Chainlink (Plans to remove)

2004

65

1417353008

1417353025

N WESTERN AVE

2005

60

1417353009

1417353026

Fence (Owner?)

Chainlink Fence (Belongs to South Neighbor)

1417353010

1417353027

122.9

123.4

123.8

124.2

124.6

Site Plan: Fencing

Note: We are actually unsure who owns the Fence to the East (be it the Western Ave property or the Graceland Dr property).

Any owned, future fence replacements will be done without chainlink fence, and to new City Codes.

ormation

2003

60

1417353007

1417353024

Backporch no longer covered

124.2

Driveway Extension

2004

65

1417353008

1417353025

N WESTERN AVE

2005

60

1417353009

1417353026

123.4

Site Plan: GIS Addendum

Not knowing when GIS “traced” satellite/overhead data into the existing data, we thought it was worth pointing out, there is no covered back porch/deck, and the driveway extends 10 feet further south than the GIS indicated, on the East (backside) of the house (it “hugs” the correct deck.

1417353010

1417353027

122.9



Site Plan: Basement Egress (and Non)

Lighting

Front
Porch



Back
Porch



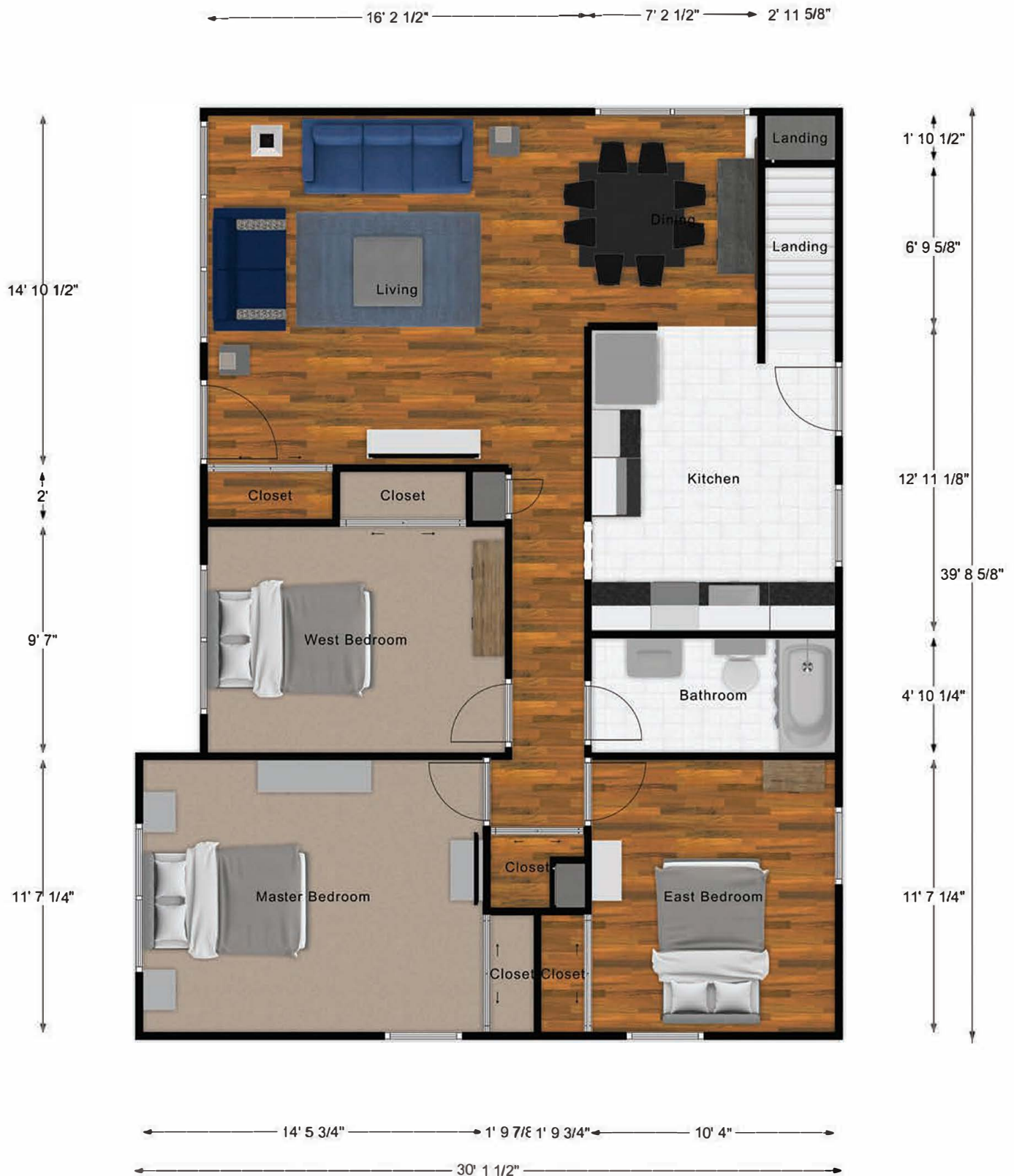
Site Plan: Exterior Lighting (Ground)



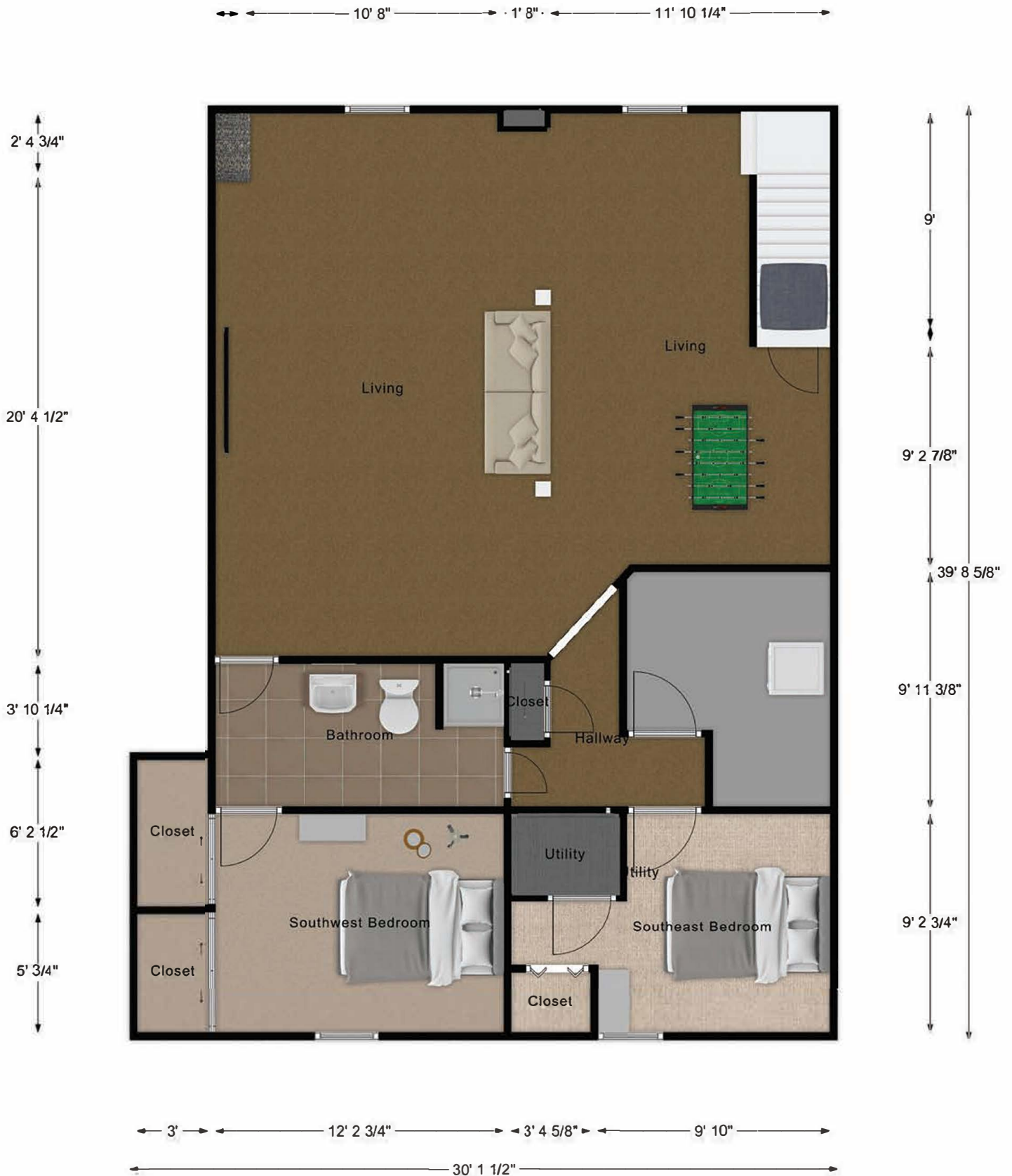
Site Plan: Floor Plan, Main Floor, 3D



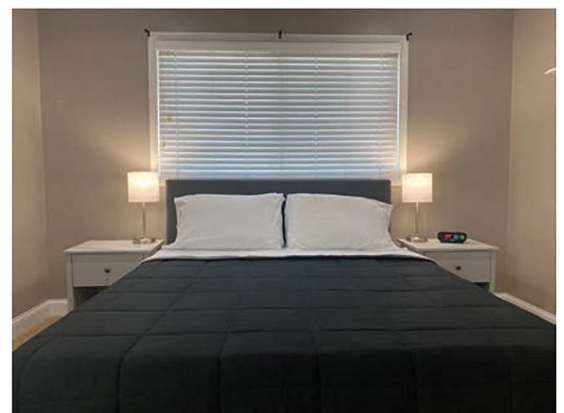
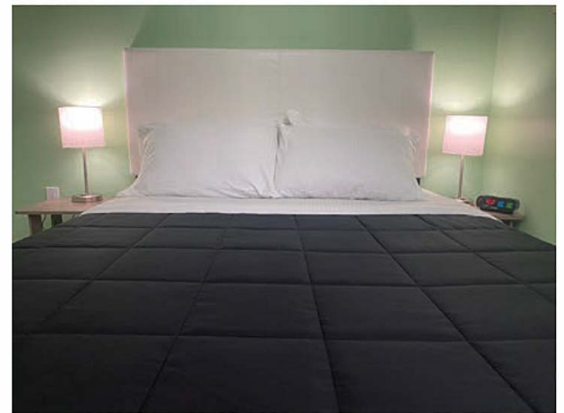
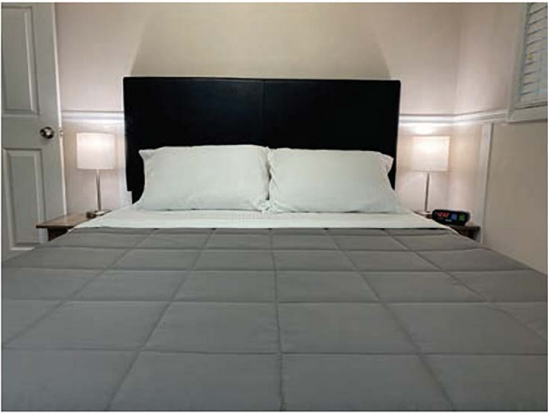
Site Plan: Floor Plan, Basement, 3D



Site Plan: Schematics, Main Floor, 2D



Site Plan: Schematics, Basement, 2D



Internal Property Photos